

LAND USE COMMITTEE

Council of the County of Maui

MINUTES

December 18, 2013

Site Inspection

CONVENE: 2:07 p.m.

PRESENT: Councilmember Robert Carroll, Chair
Councilmember Don S. Guzman, Esq., Vice-Chair (arrived 2:10 p.m.)
Councilmember Elle Cochran, Member
Councilmember Donald G. Couch, Jr., Member (departed 2:32 p.m.)
Councilmember Stacy Crivello, Member
Councilmember Michael P. Victorino, Member

EXCUSED: Councilmember Gladys C. Baisa, Member
Councilmember G. Riki Hokama, Member
Councilmember Mike White, Member

STAFF: Carla Nakata, Legislative Attorney
Clarita Balala, Committee Secretary

Morris Haole, Executive Assistant to Councilmember Robert Carroll
Arthur Suyama, Executive Assistant to Councilmember Stacy Crivello

ADMIN.: Michele McLean, Deputy Planning Director, Department of Planning
Kurt Wollenhaupt, Planner, Department of Planning
Rowena Dagdag-Andaya, Deputy Director, Department of Public Works

OTHERS: Grant Chun, Vice President, A&B Properties, Inc.
Dan Yasui, Project Manager, A&B Properties, Inc.
Alan Arakawa, Senior Vice President, A&B Properties, Inc.
Natalie Kiehm, Vice President of Development, A&B Properties, Inc.
Terrance Arashiro, Austin Tsutsumi & Associates
Matt Nakamoto, Austin Tsutsumi & Associates
Deanna Hayashi, Austin Tsutsumi & Associates
Adrienne Wong, Austin Tsutsumi & Associates
Michael Munekiyo, Munekiyo & Hiraga, Inc.
Leimomi Johnson, Laborers Union
Peter Lee, Laborers Union
Lucienne de Naie
Larry Stevens

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Scott Drexler
Mike Moran

**LU-7 COMMUNITY PLAN AMENDMENT AND CHANGE IN ZONING
FOR A RESIDENTIAL COMMUNITY PROJECT FOR A&B
PROPERTIES, INC. (KIHEI)**

The Committee assembled on the asphalt road on Tax Map Key (2) 3-8-004:030, accessed by traveling approximately 200 yards mauka of the intersection of Piilani Highway and Kaiwahine Street, then turning left through the gate and proceeding approximately 100 yards.

Chair Carroll convened the site inspection to allow the Committee members an opportunity to view the subject property and the surrounding area.

One individual testified.

Lucienne de Naie noted the project was discussed during the Maui Island Plan process. Comments were offered on it, pro and con. She noted a point of discussion was the vision for Kihei – to try to be more compact and to keep the newer growth around the Lipoa area. She noted people had concerns about putting more impacts on this end of Kihei, even though there is an existing neighborhood here. Ms. de Naie noted her second concern was flooding. She said this is a flood-prone area and so it is important to find out about drainage improvements. She also noted traffic concerns, with 600 houses and some commercial development being proposed. She expressed uncertainty as to whether this section of road is prepared to deal with such growth. She said putting a neighborhood store out on the road where it impacts traffic more, as opposed to further in the neighborhood, doesn't seem to be sensible planning. She noted water and sewage capacity concerns. She said this is a lot of development and we should know where the water is coming from and where it is going.

Grant Chun provided a handout and displayed an enlarged map depicting the project area. He pointed out where the Committee is situated on the property, as well as where the second vantage point would be. Mr. Chun noted the land use designations being requested and where they would be situated on the map. The project area is bounded by a large gulch, called Waiakoa Gulch. The area framed in red is within the Maui Island Plan Urban Growth Boundary and also in the State Land Use Urban District.

The Deputy Planning Director and Deputy Director of Public Works indicated they had no comments at this time.

Councilmember Victorino inquired about the community center on the map. Mr. Chun said they are planning a recreation center. The idea is not for it to be a Parks and Recreation

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facility, but a neighborhood facility, maintained by the homeowners' association. It would be adjacent to the seven-acre park area.

Councilmember Cochran asked whether the main ingress and egress for the property are in and out of Kaiwahine Street. Mr. Chun said yes, that's correct.

Councilmember Couch asked about traffic flow, pointing to the map. He noted traffic flow was a big concern for a previous Council. He asked about alternatives. Mr. Chun said A&B doesn't control the land pointed to by Councilmember Couch. Mr. Chun said he believed there is a bypass or collector road in the Ranch's plan that connects to Ohukai Street. At the County's discretion, these mauka alternatives may or may not actually be implemented in the future. Mr. Chun said A&B already has a condition placed upon it by the State Land Use Commission that speaks to its commitment to participate in future improvements.

Councilmember Couch asked the Deputy Director of Public Works whether the Department had worked with A&B on other possibilities to handle traffic. Ms. Dagdag-Andaya said the Department reviewed the traffic impact analysis report ("TIAR") and also met with the developer after the State Land Use Commission's decision was made. The Department does have concerns, and indicated to the developer that it wants to review the TIAR as the developer progresses forward with the buildout. She said the Department also indicated an access point at the mauka area, which it asked the developer to take a look at. The Department is okay with the improvements proposed at the intersection and would request the opportunity to review the TIARs in the future.

Councilmember Couch noted further concerns with traffic on Kaiwahine Street. The Deputy Director of Public Works indicated staff did take a look at the issue and offered to return to the Committee with further comments.

Matt Nakamoto described the improvements recommended at the Kaiwahine Street and Piilani Highway intersection, including installing double left-turn lanes from the highway, increasing the throughput coming out of Kaiwahine Street, sizing roadways to accommodate demand, and widening the intersection.

Councilmember Cochran asked whether there was prior input from the community about having the high school built before added growth in the area. Mr. Chun said he didn't think that was a comment that came up at any of their proceedings.

Mr. Chun noted there is a gulch on one side of the property, and that it was not suitable for residents to traverse the gulch.

Councilmember Victorino asked about the flood zone for the area. Mr. Yasui said before A&B started the design of the project, it defined the floodway along Waiakoa Gulch. Based on

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that, A&B set the northern boundary of the project. The floodway is not within the project area. Portions of the property are within the flood zone map "A" designation, but that can be dealt with through grading and management. He noted the project will need a drainage system that requires appropriate detention.

Councilmember Couch said it's his understanding the Department of Public Works now requires "low impact design." He asked whether that requirement had been factored in. Mr. Arashiro said that's a fairly new standard, but Austin Tsutsumi & Associates is already practicing it in subdivision design. Designs are still preliminary, but low impact design will be incorporated. He noted the basins themselves will do a lot to contain runoff.

Chair Carroll pointed out the second vantage point for the site inspection.

Chair Carroll recessed the inspection at 2:31 p.m. so that the Committee could proceed to its second vantage point.

Chair Carroll reconvened the inspection at 2:41 p.m. at the terminus of Kaioloha Street in the parking lot for Hale Piilani Park.

One additional individual testified.

Mike Moran, President of Kihei Community Association, offered testimony in his individual capacity as a North Kihei resident, noting the Association did submit official written testimony. Mr. Moran noted the traffic issue is not confined to Kaiwahine Street, stating this project is one of numerous potential developments in South Maui. Mr. Moran said there are two north-south roads here and putting in more development adds to the pile of traffic. He said 600 potential homes, with maybe 1,000 cars, would just be one more nail in the coffin of gridlock. Mr. Moran said another concern is water and asked where the water will come from. He noted water for the project will probably come from the Iao Aquifer. He asked how long we keep draining that aquifer -- until we hit the salinity level and are in trouble? He said his third concern is schools, noting the population would probably require an elementary school and that Kihei's two elementary schools are already full. He asked whether Kihei will get another school if the project moves forward. Mr. Moran's fourth concern related to dissatisfaction in the area about the cane smoke from HC&S. He stated many folks say if you don't like the cane smoke, why do you move into the area? He noted the parent company (to HC&S) is proposing to put in a housing development and the residents will then have to put up with the cane smoke.

There being no further testifiers, the Chair closed public testimony at 2:45 p.m.

Mr. Chun oriented the Committee to the second vantage point.


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Councilmember Victorino asked how the park would be sited in comparison to homes. He noted concerns about flooding, considering the topography, stating flood insurance is very expensive. Mr. Chun said they anticipate being able to provide a comprehensive drainage plan that would address such concerns.

There being no further questions or discussion, Chair Carroll adjourned the inspection at 2:50 p.m.

APPROVED:



ROBERT CARROLL, Chair
Land Use Committee

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